

**NOTICE OF TAX FORECLOSURE**

**DATE AND TIME OF SALE:**

**DECEMBER 4, 2018 AT 10:00 A.M.**

**PLACE:**

**WALLER COUNTY COURTHOUSE, EAST SIDE ASSEMBLY ROOM**

The property listed below will be sold at Sheriff's Sale in the East Side Assembly Room, First Floor of the Waller County Courthouse, in Hempstead, Texas, on DECEMBER 4, 2018, beginning at 10:00 A.M. The Sheriff or his agent will sell the property to the highest bidder for cash upon oral bids under the rules governing auction sales generally. The bidding must start at the amount set out opposite each tract and no lesser bid may be accepted. The opening bid consists of the amount of taxes and costs adjudged due against each tract of real property, plus fees of sale and taxes coming due since the date of judgment so that all Delinquent Taxes are paid with the opening bid. All sales are made subject to the right of the former owner to redeem within six months or two years (for homesteads or ag-use land) from the date the purchaser's deed is filed for record. The redemption amount is purchase price plus 25% at the end of year one, or 50% if the redemption occurs during year two. Purchasers will receive the ordinary type of Sheriff's Deed, which is without warranty, expressed or implied. It will also be necessary that the bidders satisfy themselves concerning the location of the property on the ground prior to the sale. Maps or plats of the subdivision are on file in the office of the Waller County Clerk and all papers in the suits upon which this sale is based are on file in the office of the Waller County District Clerk (suit numbers are indicated following the property description.)

**NOTICE TO BUYERS:** All persons who wish to bid on the property in the Tax Foreclosure Sale described in this Notice must purchase a **Statement of Eligibility** from the Waller County Tax Office NO LATER THAN FIVE BUSINESS DAYS PRIOR TO THE DAY OF THE SALE *or* NO LATER THAN THE WEDNESDAY BEFORE THE DAY OF THE SALE. Persons who fail to purchase the Statement of Eligibility cannot bid at the Sale. Persons who wish to bid should contact the Waller County Tax Office, 730 9th Street, Hempstead, Texas 77445, (979)-826-7620.

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**ITEM #1** **\$ 12,542.00**

Lot 2, In Block 36 Of The Town Of Brookshire, Waller County, Texas According To The Map Or Plat Thereof Recorded In Volume 101, Page 24 Of The Deed Records Of Waller County, Texas.  
(Account No. R14973)

Suit No: 2006-04-6136  
MAMIE LEONARD, IF DECEASED, UNKNOWN HEIRS TO THE ESTATE OF MAMIE LEONARD  
Value: \$27,430.00

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**ITEM #2** **\$ 4,880.00**

Lot 10, Block 693, City of Hempstead, Waller County, Texas, as described in Volume No. 477, Page 280, Deed Records of Waller County, Texas. (Account No. R21750)

Suit No: 2014-06-7852  
MATTIE P. WILLIAMS, ET AL  
Value: \$15,020.00

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**ITEM #3** **\$ 9,009.00**

Lots 7, 8 & 9, Block 335, City of Hempstead, Waller County, Texas, as described in Volume No. 278, Page 36, Deed Records of Waller County, Texas. (Account No. R20875)

Suit No: 2014-07-7874  
THELMA HARRISON, DECEASED, ET AL  
Value: \$22,650.00

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**ITEM #4**

**\$ 4,889.00**

The East 1/2 of Lots 1 and 2, Block 19, City of Hempstead, or as more fully described in Volume No. 355, Page 206 of the Deed Records of Waller County, Texas. (Account No. R19844)

Suit No: 2014-09-7891  
ED DIXON BARDT, SR., ET AL  
Value: \$13,600.00

**ITEM #5**

**\$ 15,943.00**

Lot 45, 2.06 acre, Peregrine Estates, Waller County, Texas, as shown on the Plat thereof at slide 62-63, Plat Records of Waller County, Texas. (Account No. R24810)

Suit No: 2014-12-7962  
CLARA LEE WILLIAMS, ET AL  
Value: \$88,580.00

**ITEM #6**

**\$ 6,996.00**

Lot 10, Block 81, City of Hempstead, Waller County, Texas, as described in Volume No. 619, Page 902, Deed Records of Waller County, Texas. (Account No. R19633)

Suit No: 2015-02-8005  
VERNON PERRY, ET AL  
Value: \$6,750.00

**ITEM #7**

**\$ 7,892.00**

West 47", Lot 3, Block 41, Kellner Townsite, City of Brookshire, Waller County, Texas, as described in Volume No. 1314, Page 612, Deed Records of Waller County, Texas. (Account No. R22383)

Suit No: 2016-02-8189  
KEVIN WESTLY HILLS  
Value: \$28,790.00

**ITEM #8**

**\$ 2,391.00**

~~Lot 4, Block "D", Section One of Beacon Estates, a subdivision in Waller County, Texas, according to the map or plat thereof, recorded in Volume No. 365, Page 872, Deed Records of Waller County, Texas. (Account No. R14392)~~

~~Suit No: 2016-02-8190  
LISA MARIE WOODS, ET AL  
Value: \$15,500.00~~

**ITEM #9**

**\$ 7,101.00**

~~0.5495 acres, more or less, Tract 175, William Cooper Survey, A 20, City of Brookshire, Waller County, Texas, described as "Fourth Tract," the "Amanda Sampson" Tract in Volume No. 167, Page 4, and as Tract 9B in Volume No. 792, Page 216, Deed Records of Waller County, Texas. (Account No. R159984)~~

~~Suit No: 2016-06-8227  
MARGARET GIPSON, ET AL  
Value: \$57,100.00~~

**ITEM #10**

**\$ 2,889.00**

~~Lot 32, Block 2, Brookshire Gardens, City of Brookshire, Waller County, Texas, as described in Volume No. 180, Page 135, Deed Records of Waller County, Texas. (Account No. R15393)~~

~~Suit No: 2016-06-8229  
THURMAN GRANT, ET AL  
Value: \$27,080.00~~

**ITEM #11**

**\$ 12,714.00**

Lot 14 in Block 2 of Lakeside, Section One, Correction Plat, A Subdivision In Waller County, Texas According To The Map Or Plat Thereof Recorded In Volume 370, Page 474 Of The Deed Records Of Waller County, Texas. (Account No. R22741)

Suit No: 2016-08-8263  
STEPHEN CAUSBY IF DECEASED, UNKNOWN HEIRS TO THE ESTATE OF STEPHEN CAUSBY  
Value: \$89,240.00

**ITEM #12**

**\$**

~~Lot 4, Block 609, City of Hempstead, Waller County, Texas, as shown on the plat thereof at Volume No. 106, Page 311, Deed Records of Waller County, Texas. (Account No. R21574)~~

~~Suit No: 2017-01-8325  
MARY LEE SIMS, DECEASED, ET AL  
Value: \$~~

**ITEM #13**

**\$ 5,431.00**

Lot 3, Block 640, City of Hempstead, Waller County, Texas, as described in Volume No. 543, Page 773, Deed Records of Waller County, Texas. (Account No. R21635)

Suit No: 2017-02-8358  
JOYCE MARIE ROBINSON  
Value: \$6,750.00

**ITEM #14**

**\$ 4,729.00**

Lot 7, Block 176, City of Hempstead, Waller County, Texas, as described in Volume No. 1137, Page 821, Deed Records of Waller County, Texas. (Account No. R20137)

Suit No: 2017-02-8360  
MONTICELLO SMITH  
Value: \$6,750.00

**ITEM #15**

**\$ 7,174.00**

~~1.28 acres, more or less, Tract 18 North, Joe E. Evans Tract, Stephen Miller Survey, A 218, Waller County, Texas, as described in Volume No. 469, Page 363, Deed Records of Waller County, Texas. (Account No. R19044)~~

~~Suit No: 2017-02-8361  
RUSSELL KOMINCZAK, ET AL  
Value: \$64,510.00~~

**ITEM #16****\$ 6,295.00**

Lot 2, Block 48, Original Town of Brookshire. According to the map or plat thereof at Volume No. 14, Page 69, Deed Records of Waller County, Texas. (Account No. R15040)

Suit No: 2017-02-8363  
 CAROL JEFFERY  
 Value: \$15,050.00

**ITEM #17****\$ 30,295.00**

0.975 acre, Lot 20-2, Block 20, Kellner Outlots, City of Brookshire, Waller County, Texas, as shown on the Plat thereof at Volume No. 14, Page 216, Deed Records of Waller County, Texas. (Account No. R22493)

Suit No: 2017-04-8379  
 EDNA DAVIS  
 Value: \$76,840.00

**ITEM #18****\$ 11,952.00**

1.0 acre, more or less, Tract 38, H & TC Survey, Section 73, Block 1, A-154, Waller County, Texas. (Account No. R40136)

Suit No: 2017-05-8389  
 EDNA DAVIS  
 Value: \$13,070.00

**ITEM #19****\$ 12,947.00**

0.50 acre, more or less, Tract 78, WM Cooper Survey, A-20, Waller County, Texas, being out of the Dave Vaughn Estate 5 acre, said 5.0 acre being described in Volume No. 32, Page 274, Deed Records of Waller County, Texas. (Account No. R5009)

Suit No: 2017-05-8389  
 EDNA DAVIS  
 Value: \$14,810.00

**ITEM #20****\$ 4,619.00**

1.5 acres, more or less, Tract 5, William H. Landrum Survey, A-214, Waller County, Texas, as described in Volume No. 1269, Page 745, Deed Records of Waller County, Texas. (Account No. R11678)

Suit No: 2017-07-8433  
 JOHN E. BANKS  
 Value: \$97,500.00

**ITEM #21****\$ 3,497.00**

~~The East Ten Feet (10') of Lot 11 and the West Thirty Feet of Lot 10, Block 48, Town of Brookshire, Waller County, Texas, as described in Volume No. 528, Page 788, Deed Records of Waller County, Texas. (Account No. R15049)~~

~~Suit No: 2017-09-8458  
 HELEN BRANDYBURG  
 Value: \$12,040.00~~

~~ITEM #22~~

~~\$ 2,956.00~~

~~The West 40' of Lot 11, Block 48, Town of Brookshire, Waller County, Texas, as described in Volume No. 366, Page 369, Deed Records of Waller County, Texas. (Account No. R15050)~~

~~Suit No: 2017-09-8458~~

~~HELEN BRANDYBURG~~

~~Value: \$19,330.00~~